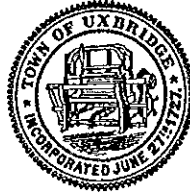


Joseph Leonardo, Chair  
James Smith, Vice Chair  
Barry Desruisseaux, Clerk  
Daniel Antonellis, Member  
Peter Petrillo, Member



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**PLANNING BOARD MEETING MINUTES  
WEDNESDAY, JUNE 25, 2014**

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, June 25, 2014, at 7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

**Present:** Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Member Daniel Antonellis, Member Peter Petrillo, and Administrative Assistant Beth Pitman.

**Absent:** None.

**I. CALL TO ORDER**

It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

**II. PUBLIC HEARING(S):**

1. **Cobbler's Knoll, Special Permit Decision (continued from June 11, 2014)** - The owner/applicant of record, FIKOW LLC, is seeking a Special Permit for an application for a preliminary subdivision plan approval. The property is located on 230 Chocolog Road and 255 Chocolog Road. The property has 60 proposed lots and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254 and Map 44, Parcel 345. The undersigned's title to said land is derived from Patricia Turner and Nancy Turner Badger by deed dated February 7, 2014 and recorded in the Worcester District Registry of Deeds Book 52122, Page 321.

The Chair began the meeting by commenting that the Planning Board is familiar with and has a full understanding of the Conservation Design requirements, our bylaws including conditions, extraordinary engineering, et cetera. If there is new information or questions, the Board would welcome that. However, the Board will not continue to hear the same issues being repeated. The Chair stated that the results of the site visit held on June 24, 2014 would not be discussed yet as he personally has not had time to review the resulting materials. He noted that Mr. Antonellis was not able to attend the site visit with Mr. O'Connell, but all members including Ms. Pitman participated in the walk. The Chair confirmed that wetland flags were seen, however; we do have photographs to show but it has not been compiled and personally reviewed yet. Then he asked members if they had any comments to share. Mr. Smith addressed the resident concern of wetlands delineation, citing the bylaw reference to wetlands in dispute by the Board, and commented that Conservation Committee should hire their own wetlands scientist if they are questioning the delineation. Steve O'Connell of Andrews Survey & Engineering, Inc., on behalf of the Applicant, FIKOW LLC, agreed with Mr. Smith's comments that if there is a dispute of the wetlands that it should be pursued through the process with the Conservation Commission. Mr. O'Connell further stated that only if the Planning Board felt that the wetlands were in dispute that they have the ability to ask for an engineering review. He doesn't see that there is a dispute as it was delineated by a biologist, located by a surveyor, flagging mimics the Conservation Commission approved ANRAD of 2005, even though it is now expired, which shows wetlands. When it is appropriate, Mr. O'Connell will file with Conservation Commission; however, right now, they don't have any jurisdiction. The Chair stated that the Planning Board is making a determination of how many lots are buildable with water and sewer with the correct setbacks. The site visit did not include walking the parcel across the street with the proposed cul de sac as that is no longer part of the plan. The Chair stated that more time was needed to make a decision. Mr. Smith mentioned that the group saw the outcropping Mr. O'Connell mentioned at a meeting, but there weren't any other significant outcroppings or ledges that were exposed. The group saw at least a dozen test pits. Mr. Petrillo asked Mr. O'Connell if centerline markings of the road could be added along the back lots (parcels 14 thru 19 on the Preliminary Yield Plan) for the Board to see at another visit. Mr. O'Connell said that could be done, and he would mark the centerline of the cul de sac in lot 9 of the Preliminary Yield Plan for the Board members.



**PLANNING BOARD MEETING MINUTES *continued*** 24'14 AM 10:06  
**WEDNESDAY, JUNE 25, 2014**

The Chair opened the Public Hearing to comments from abutters, noting that each speaker had a 5 minute limit. Having just received another new package from Mr. Healy, that, as previously, would be addressed more fully at the next meeting (on file in the Planning office). Abutters/Neighbors newly expressed the following new concerns/questions: wetlands delineation approval process, explanation of cul de sac (dead end turnaround), Planning Board has already made their decision, a lack of understanding of the Planning Board process, potential dialogue between developer and residents, and proposed inclusion of Board of Health and Conservation Commission in process now.

The Chair explained the peer review process to the audience: a third-party company (Graves Engineering, Inc in Worcester) is hired to review all the information submitted with the Definitive Subdivision Plan and provide the Board with a report which includes data points, staking, contour of the road, et cetera. The Chair also explained that if the current Preliminary Yield Plan were the Definitive Subdivision Plan that, after the Board ruled on it and grant the Certificate of Approval, it would then go to Conservation for review and walk that area with another peer review engineer. However with the bylaw passed in 2004 that any subdivision of eight parcels or more in the Agricultural zone has to go thru the Conservation Design process. Mr. O'Connell stated that when the time comes for an ANRAD or NOI with Conservation as a peer review that the wetland scientist hired by Conservation Commission would walk with the ASE scientist and look at every single flag, discuss the placement, and ensure that two out of the three wetland criteria have been met. Mr. Desruisseux vehemently explained that the Board: is tired of being questioned, will follow the law regardless of whether they personally like a project or not, and will only make a determination once all the information and questions have been answered, for this plan and the definitive plan, including the review by Graves. He continued to state that after that appropriate Town departments such as DPW and UFD, will review and give their recommendation. Mr. Desruisseux explained again that at this point the Board only has to determine and make a decision on how many possible lots could be put on the land. The Chair expressed that the Planning Board has no jurisdiction on a change in taxes, effect on the school system or Town services, and the Open Space Plan has less than a mile of road which is a cost savings versus the Yield Plan with 2+ miles of road.

**MOTION: I, Mr. Petrillo, move that the Planning Board continue the hearing to the next meeting, July 9, 2014. Seconded by Mr. Desruisseux, the motion carried unanimously.**

**III. BUSINESS**

1. ANR: 363 Quaker Highway: Steve O'Connell of Andrews Survey & Engineering, Inc. representing the Wrona's, stated that they will retain 7.68 acres and 43.7 acres will be purchased by Blue Wave (or entity thereof) for solar development. The Board reviewed the materials submitted and had no questions. **MOTION: I, Mr. Petrillo, move that the Planning Board endorse the ANR and the mylar. Seconded by Mr. Desruisseux, the motion carried unanimously.**

**IV. SUBDIVISION RULES AND REGULATIONS: Passed over for discussion at the next meeting.**

- V. **MINUTES/MAIL/INVOICES: 06/11/14 Meeting Minutes MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 06/11/14 Meeting Minutes as written. Seconded by Mr. Petrillo, the motion carried unanimously.**

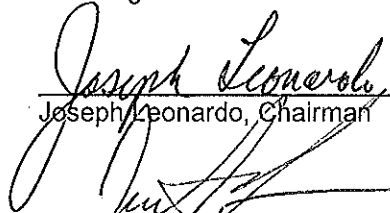
At 8:33pm, MOTION by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Smith, the motion carried unanimously.

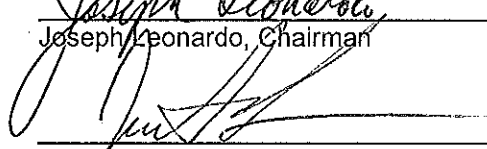


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PLANNING BOARD MEETING MINUTES *continued*  
WEDNESDAY, JUNE 25, 2014

Respectfully submitted,  
Beth A Pitman  
Planning Board Assistant


  
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Joseph Leonardo, Chairman

  
\_\_\_\_\_  
James Smith, Vice-Chair

  
\_\_\_\_\_  
Daniel Antonellis, Member

  
\_\_\_\_\_  
Peter Petrillo, Member

\_\_\_\_\_  
Barry Desruisseaux, Clerk

  
\_\_\_\_\_  
Date